

Topsfield Planning Board

March 4, 2008

Chairman Morrison called the meeting to order at 7:30 PM. Board members present were Martha Morrison, Gregor Smith, Ian deBuy Wenniger, Robert Winship. Roberta Knight, Community Development Coordinator was also present.

Visitors: Master Planning Committee members: Heidi Fox, Katherine Carlson, Joe Geller, and Selectman Dick Gandt.

Agenda for March 18th Public Hearing: It was the consensus of the Board to schedule the presentations for the elderly housing developments as follows:

8:00PM: New Meadows Golf Development

9:00PM: South Meadows at Topsfield, 12 Boston Street

Ordering of Warrant Articles: The Board reviewed the list of articles as provided by Ms. Knight, and approved the following sequential ordering for town meeting discussion and listing in the warrant:

General Zoning Articles:

1. Article II, Section 2.11: Creation of Business District Highway North and approval of Map
2. Article III, Section 3.11: Uses in the Business District Highway North
3. Article IV, Section 4.02: Table of Dimensional And Density Regulations
4. Article III, Section 3.02: Table of Use Regulations (1, 2, 4)
5. Article II, Section 2.01: Add BDHN as “eighth district”
6. Various Sections (2.01, 2.07, 3.14, 3.15, 4.06, 4.07 and 13.5B): Add BDHN and BDH to various sections of the Bylaw
7. Article III, Section 3.12: Uses in the Business District Highway
8. Article III, Section 3.02: Table of Use Regulations (3, 5)
9. Article III, Section 3.05: Nonconforming Uses
10. Article XIII, Section 13.5B: Renumbering of sub-sections

Elderly Housing District Articles:

1. Article II, Section 3.16, Subsections A.1. & C.1.c.: Allowing Condominium Ownership
2. Article II, Section 3.16 F: Expiration of Overlay District
3. Article II, Section 2.10: Amend Elderly Housing District by Addition of “A. Great Hill”
4. Article II, Section 2.10: Creation of South Meadows Elderly Housing District
5. Article II, Section 2.10: Creation of New Meadows Golf Course Elderly Housing District

Joint Meeting of Planning Board and Master Planning Committee

At 8:00PM, Chairman Martha Morrison called the joint meeting to order. The members discussed various issues resulting from input at the two informational meetings. See below.

Restaurant Issue: Member Gregor Smith informed the joint group that he has researched the various options relative to the categories under restaurant using the North American Industry Classification System, commonly referred to as “NAICS”. The two categories that he referenced were full service restaurant and limited service restaurant; however neither seemed to address the issue presented by area residents that they did not want fast food and/or formula restaurant chains. There is no perfect match up with the NAICS code. It was the consensus of the members to request an opinion from Kopelman & Paige relative to using the designation “restaurant without fast food”.

Business District Highway North Lot Inclusions: The Planning Board members noted that they have had individual discussions with direct abutters concerning the inclusion of 382 Boston Street, the undeveloped lot, and 377 Boston Street, currently a residential property in the new district. The members reviewed letters received and discussed the inclusion of these two parcels. Richard Rodwell of 377 Boston Street has raised opposition to the inclusion of the residential lot at 379 Boston Street and has discussed the matter with both Bob Winship, Martha Morrison and Roberta Knight. Ms. Morrison stated that she discussed the undeveloped lot at 382 Boston Street with abutter William Lamkin who opposes its inclusion. It was the consensus of the members to exclude these two lots from the district since opposition by abutters at Town Meeting would most likely cause no action. The district would now comprise of eight properties along Route 1 that currently have non-conforming commercial uses except for 362 Boston Street, the “yellow cottage”, a dilapidated house and barn.

Yellow Cottage at 362 Boston Street: The members had a general discussion concerning the possible development of the lot. It was the consensus of the group that due to the topography of the lot with extensive wetlands, its location within the triangle, setback requirements, parking, septic and street access issues, any new structure would be limited to a very small footprint with possible professional office use.

Elderly Housing District Development Proposals: The members then discussed the development proposals in terms of questions of best use for the parcels, viable alternative projects, and benefits to the Town. It is the Planning Board's responsibility under Chapter 40A to make a report to the Town Meeting relative to the related warrant articles for the Elderly Housing District.

The meeting was adjourned at 10:36 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator